

United States Bankruptcy Court
Middle District of Pennsylvania

In re:
Dawn Kathleen Johannesson
Debtor

Case No. 17-04985-RNO
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0314-1

User: CGambini
Form ID: pdf010

Page 1 of 1
Total Noticed: 7

Date Rcvd: Jan 25, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 27, 2018.

db +Dawn Kathleen Johannesson, 2745 Kingston Road, York, PA 17402-3704
4998823 +LAWRENCE V. YOUNG, CGA LAW FIRM, 135 NORTH GEORGE STREET, YORK, PA 17401-1132
4998827 +MR. COOPER, 8950 CYPRESS WATERS BLVD., COPPELL, TX 75019-4620
4998825 +PA DEPARTMENT OF REVENUE, PO BOX 281061, HARRISBURG, PA 17128-1061
4998824 +SECRETARY OF TREASURY, 15TH & PENN AVENUE NW, WASHINGTON, DC 20220-0001
4998829 UDREN LAW OFFICES, P.C., MARK J. UDREN, ESQ., 111 WOODCREST ROAD, SUITE 200,
CHERRY HILL, NJ 08003-3620

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

4998826 E-mail/Text: cio.bncmail@irs.gov Jan 25 2018 19:07:56 INTERNAL REVENUE SERVICE,
CENTRALIZED INSOLVENCY OPERATION, P.O. BOX 7346, PHILADELPHIA, PA 19101-7346
TOTAL: 1

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

4998822* +DAWN KATHLEEN JOHANNESSEN, 2745 KINGSTON ROAD, YORK, PA 17402-3704
4998828 ##NATION STAR MORTGAGE, 350 HIGHLAND DR, LEWISVILLE, TX 75067-4177

TOTALS: 0, * 1, ## 1

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 27, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 25, 2018 at the address(es) listed below:

Charles J DeHart, III (Trustee) dehartstaff@pamd13trustee.com, TWecf@pamd13trustee.com
James Warmbrodt on behalf of Creditor NATIONSTAR MORTGAGE LLC bkgroup@kmlawgroup.com
Lawrence V. Young on behalf of Debtor 1 Dawn Kathleen Johannesson lyong@cgalaw.com,
tlocondro@cgalaw.com;somegna@cgalaw.com;hlocke@cgalaw.com;rminello@cgalaw.com;kbrayboy@cgalaw.co
m;jrosenau@cgalaw.com
United States Trustee ustpregion03.ha.ecf@usdoj.gov

TOTAL: 4

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

In Re:
DAWN KATHLEEN -JOHANNESSON
Debtor

DAWN KATHLEEN- JOHANNESSON
Movant

v.

NATIONSTAR MORTGAGE LLC ; MR. COOPER;
PENNSYLVANIA DEPARTMENT OF HUMAN
SERVICES; SPRINGETTSBURY TOWNSHIP;
CHARLES J. DEHART, III, ESQUIRE
CHAPTER 13 TRUSTEE,
Respondents

Chapter 13

Case No. 1:17-bk-04985-RNO

11 U.S.C. § 363(f)(1)

ORDER GRANTING DEBTOR'S MOTION FOR APPROVAL
OF SALE OF REAL ESTATE FREE AND CLEAR OF LIENS AND ENCUMBRANCES


UPON CONSIDERATION of the Debtor's Expedited Motion for Sale Free and Clear of Liens
(2745 Kingston Road, York, PA), after hearing held on January 25, 2018, it is

ORDERED that the Motion is GRANTED and, effective immediately, the Debtor is permitted to
sell the Property located at 2745 Kingston Road, York, Pennsylvania 17402 to John Lakatos. The sale is
to be free and clear of liens and encumbrances, the liens and encumbrances to be paid at settlement
pursuant to the terms and conditions set forth in Debtor's Motion and Notice to Creditors

It is Further Ordered that the sale is approved pursuant to 11 U.S.C. § 363(m) and that the purchase is a
good faith purchase.

Dated: January 25, 2018

By the Court,



Robert N. Opel, II, Chief Bankruptcy Judge (BI)